



**PLANNING BOARD
AGENDA
JUNE 24, 2003**

1:00 P.M. – CITY COMMISSION CHAMBERS

I. Administration

- After Action report - May 27, 2003

II. Old Business

1. **Discussion - File No. 1613** - An Ordinance of the Mayor and City Commission of the City Of Miami Beach, Florida, Amending the Code of the City of Miami Beach, by amending Chapter 6 "Alcoholic Beverages," Section 6-4 "Location and Use Restriction," to include Restaurants Licensed as Alcoholic Beverage Establishments Operating after 2:00 A.M., which are also operating as Dance Halls or Entertainment Establishments; Amending Article II. "District Regulations," Section 142-272 "Main Permitted Uses" in the CD-1 Commercial, Low Intensity District; Section 142-302 "Main Permitted Uses" in the CD-2, Commercial, Medium Intensity District; Section 142-332 "Main Permitted Uses" in the CD-3 Commercial, High Intensity District, in order to clarify the Use Restrictions of Restaurants or Alcoholic Beverage Establishments operating after 2:00 A.M. which are also operating as Dance Halls or Entertainment Establishments and to make these uses subject to Distance Separation Regulations and Age Restriction Regulations; Amending Section 142-485 "Prohibited Uses" in the I-1 Light Industrial District in order to clarify the Prohibited Uses; Amending Section 142-693, "Permitted Uses," in the Performance Standard Districts by clarifying the Permitted Uses; Amending Division 6 "Entertainment Establishments," Section 142-1362 "Review Guidelines," in order to clarify that all After-Hours Dance Halls are subject to Conditional Use Approval; Amending Division 9, "Dance Halls," Section 142-1421 "Generally," in order to clarify the minimum distance separation. Providing for Repealer; Codification; Severability; and an Effective Date.

III. New Business

1. **Discussion** – Single Family Residential Review Board.
2. **Discussion** - Starting time for future Planning Board meetings

IV. Items for Withdrawal/continuance

1. **File No. 1605 – 1901 Collins Avenue – The Shore Club.** The applicant, Philips South Beach, LLC, d/b/a The Shore Club, is requesting a Conditional Use Permit in order to authorize the use of the pool and courtyard areas for outdoor entertainment including, but not limited to live entertainment and DJs. **(Modified application and mailed notice not done)**
2. **File No. 1618 – Altos del Mar** – The applicant, Altos del Mar, Ltd., is requesting to amend Section 142-107 (c) of the Land Development Regulations of the City Code in order to increase maximum permitted square footage of single-family homes in the RS-4 district in Altos del Mar from 2,500 square feet to 3,250 square feet. **(At the request of the applicant– unable to complete requested additional studies)**
3. **File No. 1495 - 137 Collins Avenue Garage, LLC** – The Applicant, 137 Collins Avenue Garage, LLC, is requesting a modification to a previously approved Conditional Use Permit in order to incorporate strips of land that are now under the control of property owners and to unify the two parking lots. **(Applicant unable to complete mailed notice on time)**

V. Public Hearings

A. Progress Reports/Revocations

1. **File No. 1428 - Breakwater Cafe - 940 Ocean Drive**
2. **File No. 1556 - Loving Care Residence – 6891 Bay Drive** - As provided by Section 118-194(c)(2), the Planning Board will hold a public hearing to consider the issue of noncompliance with the approved Conditional Use Permit and based on substantial competent evidence, the board may revoke the approval, modify the conditions thereof, or impose additional or supplemental conditions.

B. Previously Continued Items

1. **File No. 1589 – 4300-4332 Collins Avenue – Parking Garage.** The applicants, FRU Management, Inc., is requesting a modification to the conditional use permit granted by the Planning Board on January 28, 2003 in order to eliminate the expiration date of May 31, 2003 for the use of an existing surface parking lot.
2. **File No. 1615 – 653-663 Alton Road.** The applicant, South Shore Hospital Foundation, Inc., is requesting a two-year extension of time for a temporary parking lot pursuant to Section 130-70 (8) of the City Code.
3. **File No. 1616 – 1230 Stillwater Drive - Boat dock.** The applicant, Dominic Cavagnuolo, is requesting Conditional Use approval in order to construct a dock projecting 81 feet seaward from the existing sea wall, inclusive of a terminal platform.
4. **File No. 1422 – 340 23rd Street – Temporary parking lot.** The applicants, American Riviera Real Estate Company is requesting a two-year extension of time for a temporary parking lot pursuant to Section 130-70 (8) of the City Code. The

subject parking facility received a Conditional Use Permit on November 22, 1999 in order to operate a commercial parking lot, for valet and self parking, operating after midnight.

C. New Applications

1. **File No. 1621 - 5530 LaGorce Drive – Lot split.** The applicant, Telesco Associates, Inc., is requesting approval to separate the existing parcel into two separate buildable lots.
2. **File No. 1622 – 7625 Byron Avenue - Daycare center.** The applicant, Barbara Pombar, is requesting a Conditional Use Permit in order to operate a daycare center at this address.
3. **File No. 1602 - Nonconforming Buildings.** An Ordinance Of The Mayor And City Commission Of The City Of Miami Beach, Florida Amending The Land Development Regulations Of The Code Of The City Of Miami Beach, By Amending Chapter 118, "Administration And Review Procedures," Article IX, "Nonconformances," By Amending Section 118-395 To Clarify And Update Certain Terms And Descriptions, And To Provide More Defined Parameters For What Constitutes A Nonconforming Structure; By Amending Section 118-398 To Clarify And Update Certain Terms And Descriptions; And By Amending Section 118-399 To Clarify And Update Certain Terms And Descriptions; Amending Chapter 130, "Off Street Parking", Article VI, "Parking Credit System" By Amending Section 130-161, To Establish Revised Standards For Non-Conforming Structures; Providing For Repealer, Codification, Severability And An Effective Date.

VI. Meetings Reminder

*** Next Month's Regular Meeting: TUESDAY, July 29, 2002- 3:00 P.M. Please mark your calendars and advise staff immediately if you have a schedule conflict.

VII. Adjournment

Planning Board members: Remember to save the plans and backup materials from items that were continued or deferred; the Planning Department does not have any additional copies.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE BOARD'S ADMINISTRATOR NO LATER THAN FOUR DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 673-7550 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) *-OR (800) 955-8770 (VOICE), FOR ASSISTANCE.

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